

File: 3360-40

May 31, 2022

«Owner_Company»
«Add_Owner_Company»
«Address1»
«Address2»

Dear Property Owner:

Re: Notice of Termination of Land Use Contract («Civic_Address» / «Long_Legal_Desc»)

The City of Vernon (the City) is writing to inform you that there is a Land Use Contract (LUC) registered on your State of Title Certificate (Title) that regulates how you may use and develop your property. Because of the LUC on your Title, your property is subject to the Province of BC's (the Province) Land Use Contract (LUC) termination process described in this letter.

What is an LUC?

- In 1972, the Province adopted legislation to allow municipalities to enter into LUC agreements with landowners and developers to address the various aspects of land development. These comprehensive agreements take precedence over zoning and act as zoning, development permits, subdivision layouts and servicing agreements all rolled into one document.
- At the end of the 1970s, the Province revised the legislation to prohibit municipalities from entering into further LUCs with landowners.

How does this affect you?

- In 2014, the Province passed legislation giving property owners up to 10 years (until June 30, 2024) to complete any development allowed by the LUC. **On June 30, 2024, all LUCs in the Province of BC will be terminated automatically.** On this date, the LUC currently registered on your Title will automatically be removed and no longer apply to your property.
- The Provincial legislation also requires the City to have underlying zoning in place by June 30, 2022 for those properties that are currently governed by an LUC. All properties within the City do have underlying zoning in place that will automatically replace the LUC. The underlying zoning for your property is «zoning_desc» («zoning_value»).
- This underlying zoning will automatically come into effect on June 30, 2024, when all LUCs are terminated by Provincial legislation.

What happens after my LUC is terminated?

- After June 30, 2024, the City's Zoning Bylaw #5000, including the applicable zone, will apply to your property and regulate its land use and development moving forward. All rights, requirements and conditions in the LUC will no longer be in force nor have effect.

How will the termination of the LUC impact my property?

- For some properties, the underlying zoning assigned to the property may not correspond well with the former LUC. For example, the uses allowed to take place on the property under the zoning may be different from those allowed under the LUC. This may affect your future development plans.
- For other properties, the underlying zoning will correspond well with the former LUC and future development plans may not be impacted.

What should I do if my Zoning does not match my LUC?

- Your LUC will remain in effect until June 30, 2024. On this date, the LUC will be terminated and the underlying zoning will take effect. You can continue to use your property as you have been until June 30, 2024 and potentially for the foreseeable future.
- If you are using your property legally, according to your LUC, the Provincial legislation allows you to continue to use it in this way indefinitely, unless you propose certain changes or buildings or structures are destroyed by fire, flooding, etc.
- If you wish to change how the property is used, to construct a building or to add onto an existing building, you may need to apply to rezone your property to a zone that fits your proposal.

How can I find more information on the LUC Termination Process?

- **Underlying Zoning** – A copy of Zoning Bylaw #5000, including the zone that will apply to your property, is available for viewing at the City's development counter, located at the Community Services Building, 3001 - 32nd Avenue, Vernon, B.C. between 8:30 a.m. and 4:30 p.m., Monday through Friday (excluding weekend days and statutory holidays) from now until June 30, 2024 or anytime online at <https://www.vernon.ca/government-services/bylaws>. City Administration recommends that you take some time to review the zoning rules that will apply to your property.
- **Request a copy of your Title & LUC** – You may obtain a copy of your Title and LUC through the Land Title Survey Authority (L TSA). The following links provide instructions on how to do so: <https://ltsa.ca/property-owners/how-can-i/search-for-a-title/> and <https://ltsa.ca/property-owners/how-can-i/order-a-document-or-plan/>.
- **Contact the City Planning Department** – If you have any questions about the LUC termination process, the underlying zoning for your property, or the rezoning process, please contact Current Planning at 250-550-3634 or at planning@vernon.ca, after reviewing all the relevant materials and background information.
- **Visit our Website** – Further information about LUCs and the termination process on may be found on the City of Vernon website at <https://www.vernon.ca/homes-building/construction-renovating/zoning-land-use/land-use-contracts>.

Yours truly,

Current Planning Department